

**ECKERSLEY HALL BUILDING COMMITTEE  
MONDAY, JUNE 11, 2012  
POLICE DEPARTMENT COMMUNITY ROOM  
6:00 PM**

**Members Present:** Ron Klattenberg, Trevor Davis, Augie DeFrance, Ed Dypa, Annabelle Malone, Ed Monarca, Larry Riley, Bill Wasch  
**Members Absent:** Ryan Kennedy, Phil Pessina  
**Others Present:** Beth Lapin, Bob Dobmeier, Ron Organek, Mike Rogalsky, Jim Salemi (Middletown Press)  
**Guest:** John Ireland (SP+A)

**1.0 OPEN MEETING**

Chair Klattenberg opened the Eckersley Hall Building Committee meeting at 6:01 PM at the Police Department Community Room.

**2.0 APPROVAL OF MINUTES**

Chair Klattenberg asked for approval of the May 29, 2012 minutes. Ed Dypa made the motion to accept them, seconded by Augie DeFrance. The vote to approve was unanimous.

**3.0 FINANCIAL REPORT**

**FINANCIAL STATEMENT**

Beth presented a report with the expenses since the previous statement, which were her salary and payment to Wojas Architect (which had been encumbered previously). She also noted additional encumbrances based on outstanding contracts and potential contracts.

**BUDGET ITEMS**

There were none at this time.

**4.0 PUBLIC COMMENTS**

There were none at this time.

**5.0 OLD BUSINESS**

**VETERANS MUSEUM BUILDING RELOCATION: UPDATE**

Ron reported the Public Works Dept is pursuing three options for the Veterans Museum: #1: Veterans Park, where the new master plan includes the Veterans Museum, using either a new or relocated building; #2: a possible addition of second floor to American Legion Building; and #3: a new building on site near American Legion.

**STATE RESIGTRY OF HISTORIC BUILDINGS UPDATE**

Ron reported he, Ed Dypa, and Beth attended the meeting of the State Historic Preservation Council on June 6. Eckersley Hall was unanimously accepted onto the State Register of Historic Places. One council member, Dr. Margaret Faber, recused herself because of her relation to Albert McCutcheon, the mural artist. The press release was distributed today to various papers.

**DISCUSSION OF TAX CREDIT APPLICATION: UPDATE**

Ron reported that he, Ed Dypa, John Ireland, and Jan Cunningham will meet with Julie Carmelich from SHPO at Eckersley Hall this Wednesday, June 13.

#### CT TRUST AWARDS HISTORIC PRESERVATION TECHNICAL ASSISTANCE GRANTS

Jan provided contact information for this potential source of funding. Their grants are intended to encourage and support community efforts in planning for the preservation, restoration, and rehabilitation of historic buildings and places.

Some possible ideas for their funding might be related to the mural, fireplace, or restoration of wood cabinets along the wall. This topic was tabled to next meeting.

#### THE HISTORICA RESTORATION GRANT TRAINING WORKSHOP: JUNE 20

Beth and Ed Dypa will be going to this training and will report on the application process and what projects it might cover. Bill Wasch has completed this application previously and is available for assistance if the committee decides to apply for these funds.

### **6.0 NEW BUSINESS**

#### SP+A DISCUSSION INCLUDING: REVISED SITE PLAN AND CONTRACT EXTENSION

Bob Dobmeier introduced SP+A's request for an additional \$56,267. He reviewed the RFP, previous contract, and this new extension. Bob said the A2 survey would be useful for the topographical information related to drainage.

John Ireland itemized the contract extension, necessary due to revision to the entry (additional work with floor, lobby, and new staircase) to include SP+A services and an additional firm, Cabezas, along with credit for environmental testing, which would be covered directly between Eagle Environmental and the city. Ron added SP+A will also add historical preservation work, which was not in the original RFP.

John indicated an additional rendering of the staircase will be done for the committee, while the engineers need more detailed civil engineering information. Additional comments about the site plan: value of café (Bill Wasch); doors opening and energy efficiency (Heidi Geores).

Augie DeFrance motioned to approve the amendment, seconded by Ed Dypa, and the vote was unanimous. John offered an AIA document to Bob Dobmeier, who will start the process.

#### EAGLE ENVIRONMENTAL CONTRACT

Bob Dobmeier did not have a revised proposal from Eagle Environmental, but they intend to combine their two proposals. The first covers more destructive testing at \$1900 (half lab costs, other half cost). The second phase includes bid documents and specs at \$4400. He confirmed these two proposals were not repetitive work, but without a proposal, this was put on hold until the next meeting. Bob also recommended reserving \$4,000 to \$5,000 for a third party monitor during the construction (\$600-\$750 per day, maybe 5 days).

#### J CUNNINGHAM CONTRACT AMENDMENT

Jan Cunningham's proposal for \$7,800 to apply for tax credits was reviewed. Larry Riley made a motion, which Augie seconded, to approve this contract amendment. The vote was unanimous.

Trevor Davis recommended Jan be asked if she would also consider working on other grant applications, as well. Ron agreed to discuss with Jan when they meet.

#### **BOND ORDINANCE: UPATE**

Ron reported that the Bond Counsel agreed on his proposed language but indicated all grants and state funds need to be incorporated in the referendum dollar amount. An example of the referendum question would be: expend \$X for Senior Center to be offset by grants and other funding sources as they become available. The exact dollar amount will need to be determined by July.

Ron reiterated that \$75K will be required for servicing the bond, bond counsel and interest, per Diana Doyle, Deputy Director of Finance. This figure will now be incorporated in our financial reports.

#### **REVISED TIMELINE**

The committee reviewed the revised timeline. Ron, Bob Dobmeier, and John Ireland will talk to Bill Warner to get a sense of what steps need be taken with P & Z. Two additional reviews, Senior Affairs and Public Works, were added. Beth is working on placing the project plans on the July meeting of the Design Review & Preservation Committee.

#### **7.0 OTHER BUSINESS**

Solar SunPorts staff are giving a presentation to SP+A on June 12 to provide information prior to the meeting with SHPO on June 13.

A check from Republican Town committee in memory of Fran Patnaude for \$250 has not yet arrived.

Ron asked Beth to draft a thank you letter to Apple Rehab for the pool table.

#### **8.0 ADJURNMENT**

Chair Klattenberg asked for a motion to adjourn. Made by Ed Dypa and seconded by Bill Wasch, the vote was unanimous and the meeting adjourned at 7:13 PM.